



BURA BILL

Beaverton Urban Redevelopment Agency

SUBJECT: Award of Contract for the Demolition of Multiple Commercial Buildings

FOR AGENDA OF: July 27, 2021

BURA BILL NO: 2021-25

DATE SUBMITTED: July 19, 2021

BURA EXECUTIVE DIRECTOR: Cheryl Twete

PROCEEDING: Business

CLEARANCES: Legal Counsel Bk
Treasurer SC
Purchasing TM
Development CP

EXHIBIT: 1.Bid Summary

BUDGET IMPACT

Expenditure Amount: \$160,000	Amount Budgeted: \$200,000	Appropriation Required:
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**Account Number - 903-95-0694-10-518; BURA Program and Activities Fund - Urban Renewal Agency - BURA Program and Activities - Materials and Services – Property Management Expense. The FY 2021-22 Budget includes \$650,000 for this project.

RECOMMENDATION: The Beaverton Urban Redevelopment Agency (BURA) awards and authorizes its Executive Director to sign a professional services agreement with 3 Kings Environmental in the amount not to exceed \$160,000 for the demolition of three (3) commercial buildings in a form approved by BURA Legal Counsel.

HISTORICAL PERSPECTIVE: BURA purchased these properties, 12745 SW Beaverdam Road (Best HQ), 12855 SW Beaverdam Road and 4275 Rose Biggi Ave. (Carey's Wood Floors), as part of the redevelopment plan for the Beaverton Central area. Currently, the buildings are vacant and not planned to be re-tenanted. To prevent these vacant buildings from becoming an attractive nuisance and to help advance the redevelopment plans for this area, staff had previously recommended demolition of these buildings to BURA. This contract is the result of a City/BURA Request For Proposal process to carry out that recommended demolition.

INFORMATION FOR CONSIDERATION:

A request for proposals (RFP) was advertised in the Daily Journal of Commerce and posted on Beaverton's bid website on June 9, 2021. A mandatory pre-bid meeting was held on June 17, 2021, at 10 a.m. and nine contractors attended. The RFP closed on July 7, 2021, and five bids were received. Of those five bidders 3 Kings Environmental of Battle Ground, Washington, was the lowest qualified bidder (Exhibit 1).

Beaverton Urban Redevelopment Agency

EXHIBIT 1

BID SUMMARY

**Project Name: Invitation to Bid for The Construction Of Demolition Of Multiple Commercial Building Structures –
Beaverdam Road, Solicitation #3812-22b**

OPENED ON: 07/07/2021 at 2:00pm

WITNESSED BY: Rob Lowe

VENDOR NAME CITY, STATE	Bid Schedule	Bid Proposal Certification - Ack. Addenda	Bid Bonds	Bidder Construction Schedule	Current Project Information Form	DUE BY 4:00 PM			TOTAL BID
						First- Tier Subcontractor Disclosure	GFE Form 1	Bidder Responsibility Form	
3 Kings Environmental	✓	✓	✓	✓	✓	✓	✓	✓	\$160,000
Konell Construction & Demolition Corp.	✓	✓	✓	✓	✓	✓	✓	*	\$168,152
LOI Demolition & Abatement Services	✓	✓	✓	✓	✓	✓	✓	✓	\$240,111
Moore Excavation Inc.	✓	✓	✓	✓	✓	✓	✓	✓	\$305,800
CMH Remodeling LLC	*	*	✓	✓	✓	✓	✓	*	Non-Responsive

* - Denotes a non-responsive bid

The Purchasing process has been confirmed.

Signed: Robert Lowe
Finance Department, Purchasing Division

The above amounts have been checked: **YES** NODate: 07/07/2021